

May 26, 2009

Preliminary Site Plan: Frisco Square Residential, Block M, Lot 4, (PSP09-0001)
Grace Church
Owner(s): Frisco T.C. LP.

DESCRIPTION:

A church on one lot on 1.6± acres on the south side of Page Street, 425± feet west of West Library Street. Zoned Planned Development-153-(DT-2) Mixed. Neighborhood #21. RC

REMARKS:

Access: Access is provided from Page Street.
Cross access: Cross access is not required.
Parking: Forty-five (45) parking spaces are required for the first phase, and a total of 123 parking spaces are required at build out for the church. The parking for the first phase is provided with on-street parking along proposed Grace Street and Church Street. The remainder of the required parking will be made up by other on-street parking and use of City Hall parking.

The planned development zoning for Frisco Square allows on-street parking to counts towards the required parking, and the sharing of parking spaces throughout the development, with the exception of parking for residential. (The exception for the residential was made to insure that residents had parking when they came home.) The sharing of parking and the pedestrian environment allows the parking to be reduced because visitors are able to park once and walk to several destinations. This allows a greater density of uses that encourages walking.

The church is located on the block shown on the approved zoning exhibit for Frisco Square. This is the ideal location for the church, and the use of the on-street parking and City Hall parking is best suited here because the Church's peak

demand for parking is different from the other nonresidential uses. Staff has made the applicant aware that should City Council decide to charge for parking within the future parking garage, that the church members would be required to pay a fee to park.

Screening:

Screening is not required.

Tree Preservation:

There are no protected trees on the site.

Landscape Plan:

A landscape plan has been submitted for staff review.

Facade Plan:

A facade plan has been submitted for staff review.

Additional Information:

The preliminary site plan shows total build-out of the church on Lot 4. Phase 1 conditions will be shown at time of site plan submittal. Grace and Church Streets comply with Planned Development-153 for paving and cross-section designs.

RECOMMENDATION:

Recommended for approval subject to:

1. Staff approval of the landscape plans.
2. Staff approval of the preliminary façade plan.